

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p>AGENDA LODI PLANNING COMMISSION</p>	<p>REGULAR SESSION WEDNESDAY, MARCH 13, 2019 @ 7:00 PM</p>
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For information regarding this agenda please contact:

Kari Chadwick @ (209) 333-6711
Community Development Secretary

NOTE: All staff reports or other written documentation relating to each item of business referred to on the agenda are on file in the Office of the Community Development Department, located at 221 W. Pine Street, Lodi, and are available for public inspection. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation contact the Community Development Department as soon as possible and at least 24 hours prior to the meeting date.

1. ROLL CALL
2. MINUTES – “January 9, 2019” & “February 13, 2019”
3. PUBLIC HEARINGS
 - a. Request for Planning Commission approval of a Use Permit and Site Plan Review to allow the construction of a 400,340 sq ft building with a Type-2, 14 and 22 ABC license for wine processing, storage and shipping at 1170 South Guild Ave. (Applicant: Lodi Grape Station, Calif G.P.; File 2019-3 U / SP; CEQA Determination: Exempt per Section 15332 – In-fill development consistent with the General Plan and Zoning Code)
- NOTE: The above item is a quasi-judicial hearing and requires disclosure of ex parte communications as set forth in Resolution No. 2006-31**
4. PLANNING MATTERS/FOLLOW-UP ITEMS
 - a. Receive Comments for the Notice of Availability and Notice of Intent to Adopt a Mitigated Negative Declaration for the Turner Road Lake House Mixed Use Development Project
5. ANNOUNCEMENTS AND CORRESPONDENCE
6. ACTIONS OF THE CITY COUNCIL
 - a. Executed a Reimbursement Agreement with Anthem United Perrin Ranch, Limited Partnership for Annexation Entitlement Processing and Environmental Review Services for the Proposed Perrin Ranch Project at 1890 East Harney Lane
7. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE
8. ACTIONS OF THE LODI ARTS COMMISSION
9. COMMENTS BY THE PUBLIC (NON-AGENDA ITEMS)
10. COMMENTS BY THE PLANNING COMMISSIONERS & STAFF (NON-AGENDA ITEMS)
11. ADJOURNMENT

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.

****NOTICE:** Pursuant to Government Code §54954.3(a), public comments may be directed to the legislative body concerning any item contained on the agenda for this meeting before (in the case of a Closed Session item) or during consideration of the item.

Right to Appeal:

If you disagree with the decision of the commission, you have a right of appeal. Only persons who participated in the review process by submitting written or oral testimony, or by attending the public hearing, may appeal.

Pursuant to Lodi Municipal Code Section 17.72.110, actions of the Planning Commission may be appealed to the City Council by filing, within ten (10) business days, a written appeal with the City Clerk and payment of \$300.00 appeal fee. The appeal shall be processed in accordance with Chapter 17.88, Appeals, of the Lodi Municipal Code. Contact: City Clerk, City Hall 2nd Floor, 221 West Pine Street, Lodi, California 95240 – Phone: (209) 333-6702.

January 9, 2019
&
February 13, 2019

The above Planning Commission minutes
were not available at the time of packet
preparation.

They will be made available prior to the
start of the March 13, 2019 meeting if
they are ready.

Item 3a



CITY OF LODI PLANNING COMMISSION

Staff Report

MEETING DATE: March 13, 2019

APPLICATION NO: Use Permit / SPARC: 2019-3 U / SP

REQUEST: Request for Planning Commission approval of a Use Permit and Site Plan Review to allow the construction of a 400,340 sq ft building with a Type-2, 14 and 22 ABC license for wine processing, storage and shipping at 1170 South Guild Ave. (Applicant: Lodi Grape Station, Calif G.P.; File 2019-3 U / SP; CEQA Determination: Exempt per Section 15332 – In-fill development consistent with the General Plan and Zoning Code)

LOCATION: 1170 South Guild Ave
APN 049-310-42

APPLICANT: Mr. Phil Vaz
Lodi Grape Station, Calif G.P.
4740 E.Peltier Road
Acampo, CA 95220

Mr. Steve Beauchamp
Panattoni Development Company, Inc.
8775 Folsom Blvd., Suite 200
Sacramento, CA 95826

PROPERTY OWNER: Lodi Grape Station, Calif G.P.
4740 E.Peltier Road
Acampo, CA 95220

RECOMMENDATION

Staff recommends that the Planning Commission approve the Use Permit and Site Plan Review to allow the construction of a 400,340 sq ft building with a Type-2, 14 and 22 ABC license for wine processing, storage and shipping at 1170 South Guild Ave., subject to the conditions in the attached resolution.

PROJECT/AREA DESCRIPTION

General Plan Designation: Industrial
Zoning Designation: Industrial
Property Size: 20.94 acres – 912,146 sq. ft.

The adjacent zoning and land use characteristics:

	ADJACENT ZONING DESIGNATIONS AND LAND USES		
	GENERAL PLAN	ZONING CLASSIFICATION	EXISTING LAND USE
North	Industrial	Industrial	Industrial Buildings
South	County - Ag	County - Ag	vineyard
East	County - Ag	County - Ag	vineyard
West	Industrial	Industrial	Industrial Buildings

BACKGROUND / REQUEST

The project site is located at 1170 South Guild Ave within the industrial area of Lodi. This is a vacant parcel.

The applicants are proposing to build a facility and site improvements consistent with the property immediately to the north.

The applicants are proposing a 400,340 sq. ft. building with a Type-2, 14 and 22 ABC license for wine processing, storage and distribution.

The warehouse is climate controlled for wine storage and distribution.

The site includes landscaping, parking, truck trailer storage, on-site water retention, loading docks and employee parking

The applicants operate the distribution warehouse to the north. There are no known violations or complaints with the City.

The approval is for the site and building improvements and a use permit for ABC licenses.

The proposed building is a tilt up concrete building. The building has colors and concrete lines that break up the horizontal and vertical planes of the building. The building has enhanced elevations along the western (Guild Ave.) elevation. The architecture meets or exceeds the surrounding buildings in the area.

The Type – 2 (winegrower), 14 (public warehouse) and 22 (wine blender) ABC licenses allow for the property to be used for wine processing, storage and distribution.

ANALYSIS

The City established the Use Permit requirement to gain local control over whether or not a license is appropriate for a particular location. The Department of Alcoholic Beverage Control primarily controls issuance based on concentration of licenses within a particular Census Tract.

The project site belongs to Census Tract 44.04, which covers the area south of Lodi Avenue, east of Central Avenue, west of the Central Traction Rail-line and north of Kettleman Lane. This census tract encompasses the Cherokee Lane business district and is over-concentrated. In order to authorize additional licenses in this census tract, the Planning Commission must make a finding of public convenience and/or necessity. Generally business corridors have a high concentration of convenience stores, eating and drinking establishments. Many of the licenses are in conjunction with eating establishments.

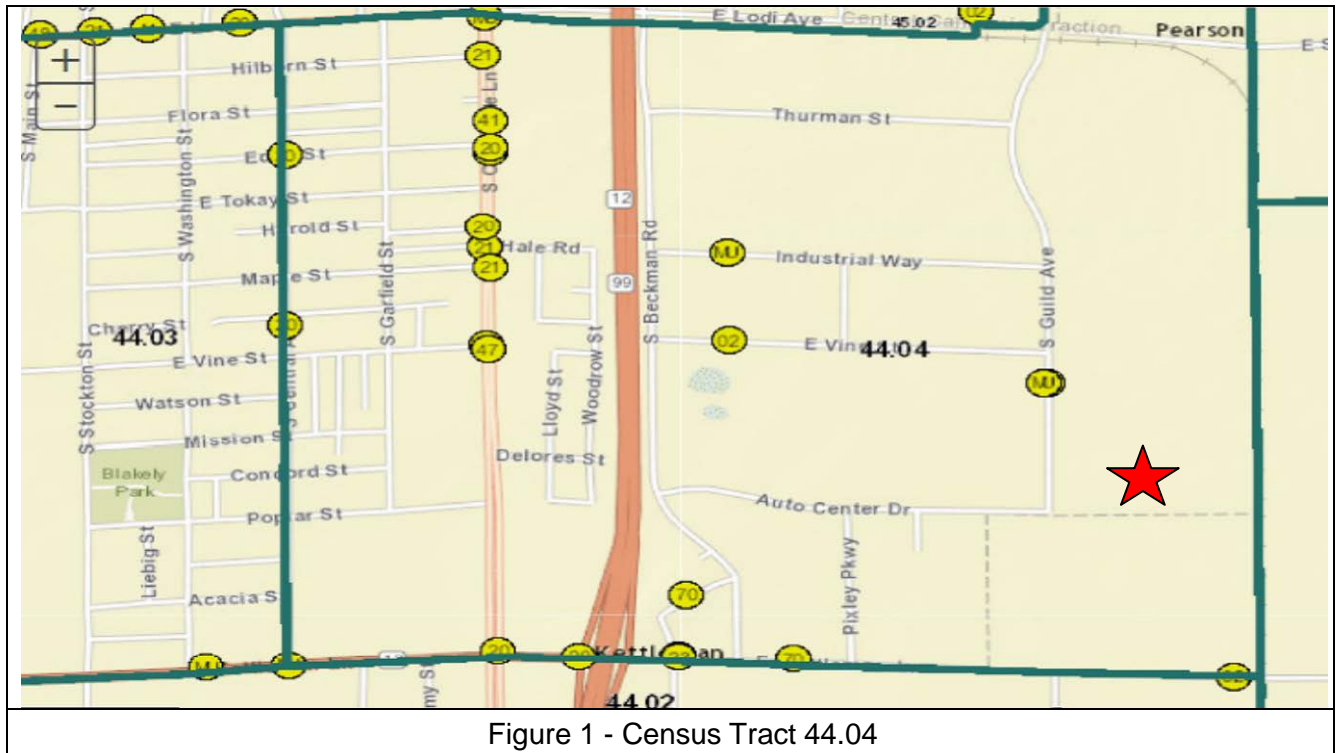


Figure 1 - Census Tract 44.04

The discretionary Use Permit procedure enables the Planning Commission to impose conditions designed to avoid, minimize or mitigate potentially adverse effects of a certain use upon the community or other properties in the vicinity. Staff believes the Planning Commission can make the required findings to approve the requested Use Permit. The required findings are supported as follows:

1. *The proposed use is allowed with a Use Permit within the applicable zoning district and complies with all applicable provisions of this Development Code.* **Evidence:** The requested permit would allow the construction of a new industrial warehouse building for climate controlled for wine storage and distribution, within the Industrial Zoning District, in accordance with Development Code Section 17.24.030. Conditions of Approval have been prepared that will provide appropriate rules for the alcohol sales and the needed review of the operation to ensure the sales do not become a neighborhood problem.
2. *The proposed use is consistent with the General Plan and any applicable specific plan.* **Evidence:** The General Plan land use designation and Zoning for this area is Industrial, which provides for industrial warehouses, storage, processing and manufacturing. The warehouse is climate controlled for wine processing, storage and distribution. This is consistent with Lodi's tourism and wine industry goals. The project is not within a Specific Plan or Planned Development, which would have additional rules on the sale of alcohol different from the properties base Zoning.
3. *The location, size, design and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.* **Evidence:** The warehouse is climate controlled for wine processing, storage and distribution. This is consistent with Lodi's tourism and wine industry goals. This operation is compatible with existing and future land uses in the immediate vicinity

of the project area. The wine warehouse processing, storage and distribution is consistent with other similar industrial and retail commercial uses in the census tract.

4. *The location, size, design, and operating characteristics of the proposed use would be compatible with the existing and future land uses in the vicinity.* **Evidence:** The proposed use, as conditioned, will not have an adverse effect upon the use, enjoyment or valuation of property in the neighborhood. The proposed project is consistent in use and scale to the surrounding large warehouse buildings for processing, storage and distribution. The project is a mirror image of the use and site improvements on the property to the north.
5. *The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the Lodi Environmental Review Guidelines.* **Evidence:** The Class 32 "Infill" Categorical Exemption (CEQA Guideline Section 15332), hereafter referred to as the Class 32 Exemption, exempts infill development within urbanized areas if it meets certain criteria. The class consists of environmentally benign infill projects that are consistent with the General Plan and Zoning requirements. This class is not intended for projects that would result in any significant traffic, noise, air quality, or water quality impacts. This exemption is not limited to any use type and may apply to residential, commercial, industrial, public facility, and/or mixed-use projects.

Staff sent a copy of the application to various City departments for comment and review. Their comments and requirements have been incorporated into the attached resolution. Staff believes the Commission can make the required findings to approve the Use Permit and Site Plan and Architecture Review as proposed. In staff's opinion, the proposed project would not produce any adverse impacts on the adjacent properties in terms of noise, parking, litter, disorderly behavior, or other objectionable influences. If, in the future, concerns arise, and the Director/Police Department determines it necessary, the Use Permit can be subject to review by the Planning Commission to consider the business's operation for compliance with the conditions of the Use Permit.

ENVIRONMENTAL ASSESSMENT:

The California Environmental Quality Act (CEQA) requires analysis of agency approvals of discretionary "Projects." A "Project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The proposed new development is a project under CEQA.

The City Council, by Resolution No. 2010-41, which became effective on April 7, 2010, certified an Environmental Impact Report (EIR), State Clearinghouse No. 20009022075, for the City of Lodi General Plan. This General Plan designated the project site as Industrial

No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIR. No increase in development density beyond what was anticipated in the General Plan for the Project site would occur. No other special circumstances exist that would create a reasonable possibility that the proposed Project will have a significant adverse effect on the environment.

The Class 32 "Infill" Categorical Exemption (CEQA Guideline Section 15332), hereafter referred to as the Class 32 Exemption, exempts infill development within urbanized areas if it meets certain criteria. The class consists of environmentally benign infill projects that are consistent with the General Plan and Zoning requirements. This class is not intended for projects that would result in any significant traffic, noise, air quality, or water quality impacts. This exemption

is not limited to any use type and may apply to residential, commercial, industrial, public facility, and/or mixed-use projects.

Therefore, the proposed Project qualifies for the exemption under CEQA Guidelines Section 15332 and no further environmental review is required.

PUBLIC HEARING NOTICE:

Legal Notice for the Use Permit was published in the Lodi News Sentinel on Saturday, March 3, 2019. Twelve (12) public hearing notices were sent to all property owners of record within a 300-foot radius of the project site as required by California State Law §65091 (a) 3. Public notice also was mailed to interested parties who expressed their interest of the project.

RECOMMENDED MOTIONS

Should the Planning Commission agree with staff's recommendation, the following motion is suggested:

"I move that the Planning Commission adopt a Resolution finding that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, and adopt a Resolution approving the Use Permit and Site Plan Review to allow the construction of a 400,340 sq ft building with a Type-2, 14 and 22 ABC license for wine processing, storage and shipping at 1170 South Guild Ave., subject to the findings and conditions of approval contained in the draft Resolution."

ALTERNATIVE PLANNING COMMISSION ACTIONS:

- Approve the request with attached or alternate conditions
- Deny the request
- Continue the request.

Respectfully Submitted,

Concur,

Craig Hoffman
City Planner

Stephen Schwabauer
Community Development Director

ATTACHMENTS:

- A. Vicinity / Aerial Map
- B. Building Plans
- C. Draft Resolution

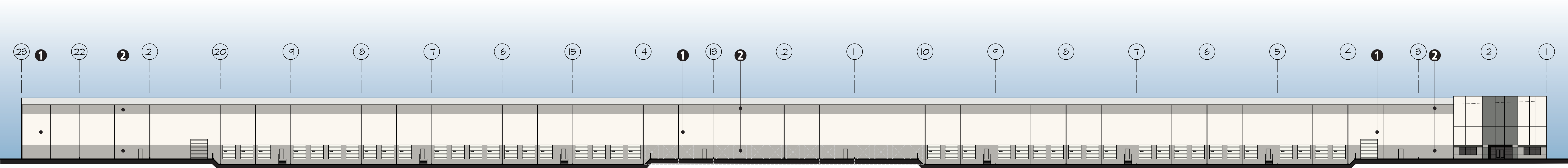
VICINITY MAP

North



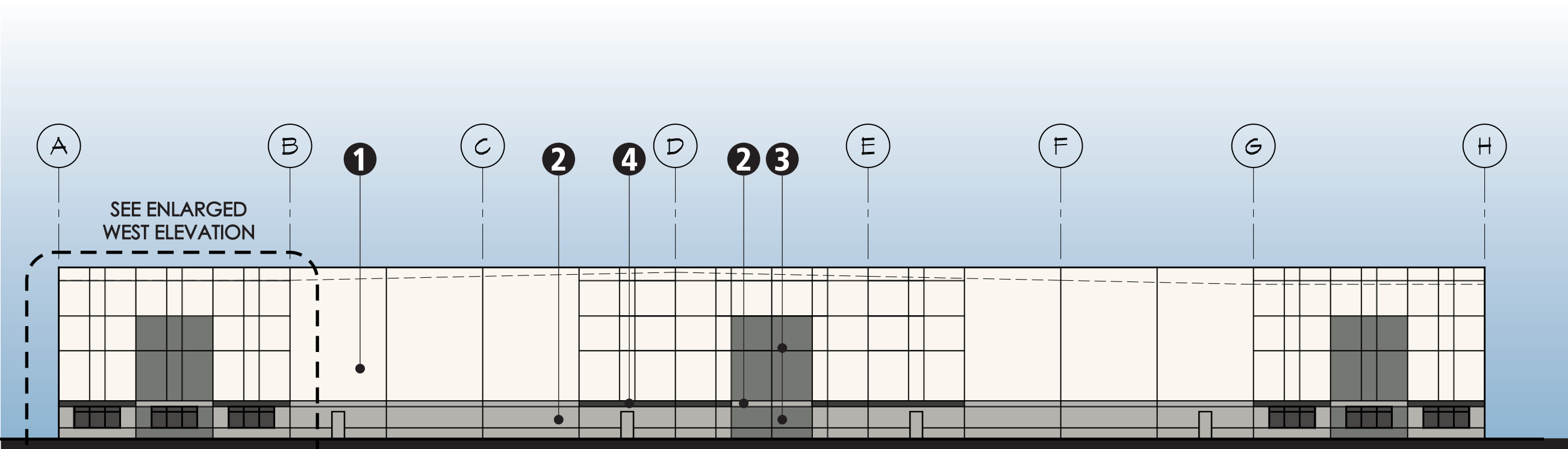
South

1170 South Guild Ave.



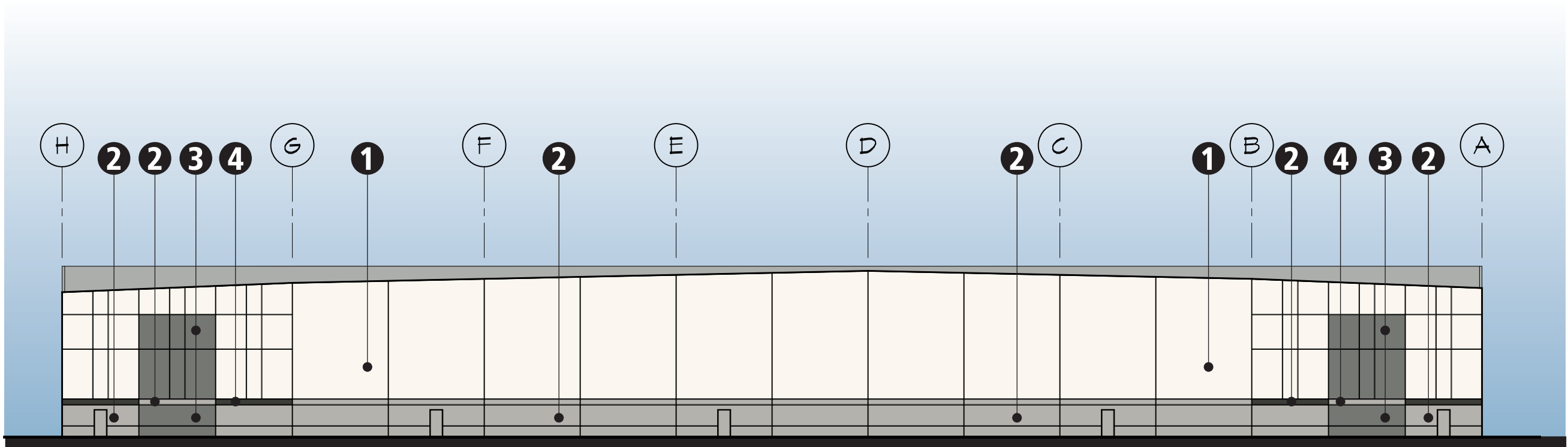
NORTH ELEVATION

SCALE: 1"=30'-0"



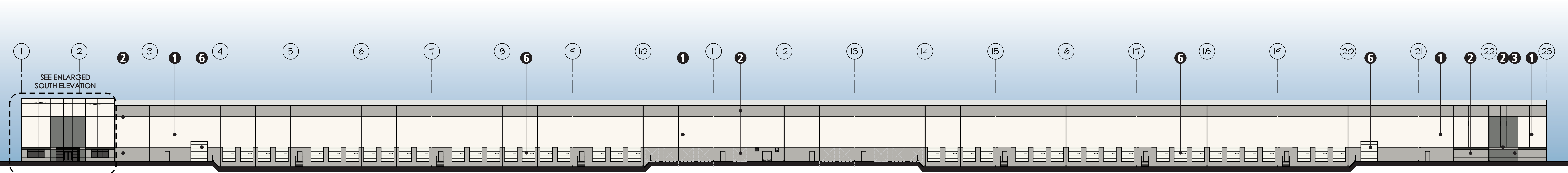
WEST ELEVATION

SCALE: 1"=30'-0"



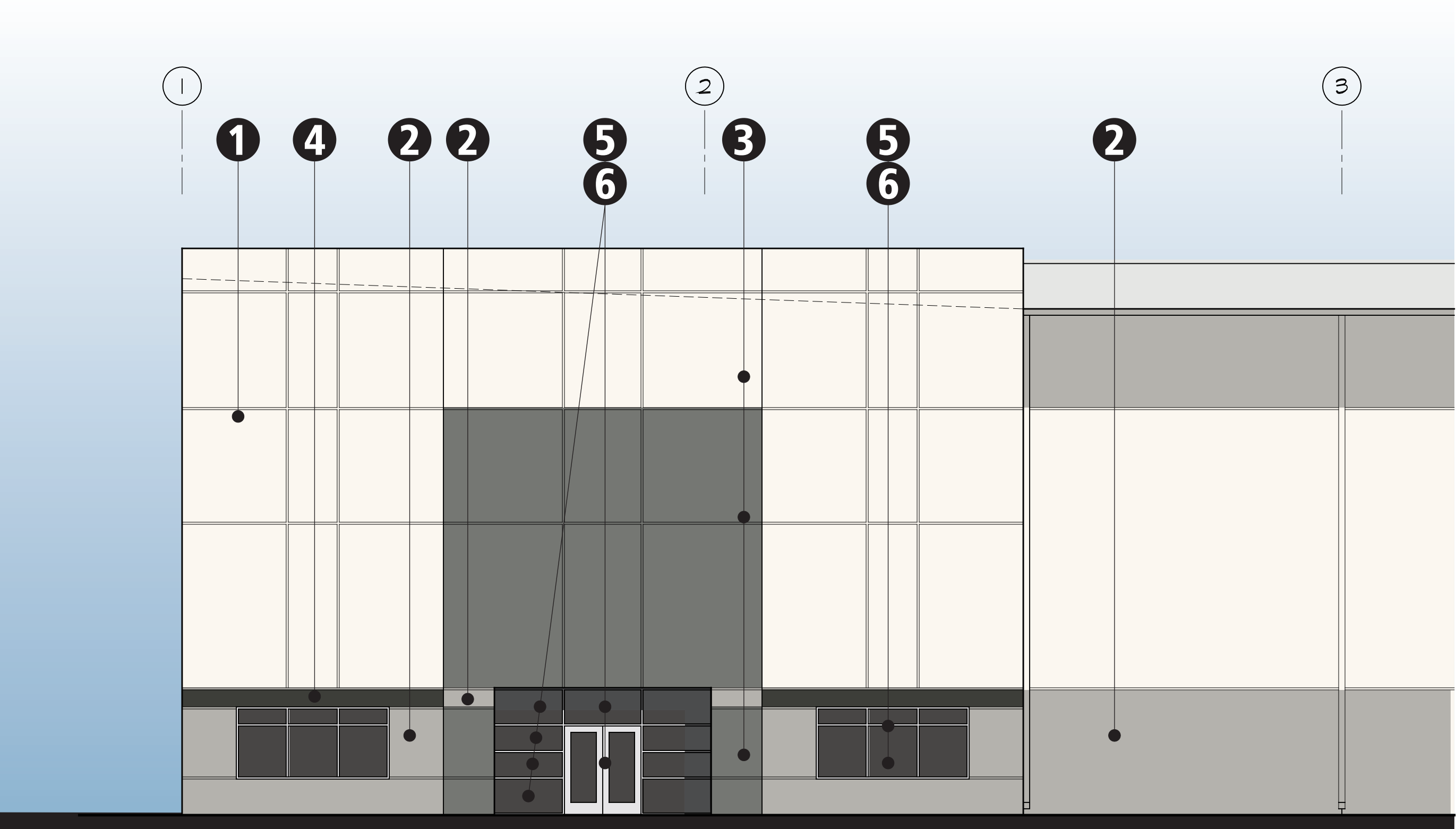
EAST ELEVATION

SCALE: 1"=30'-0"



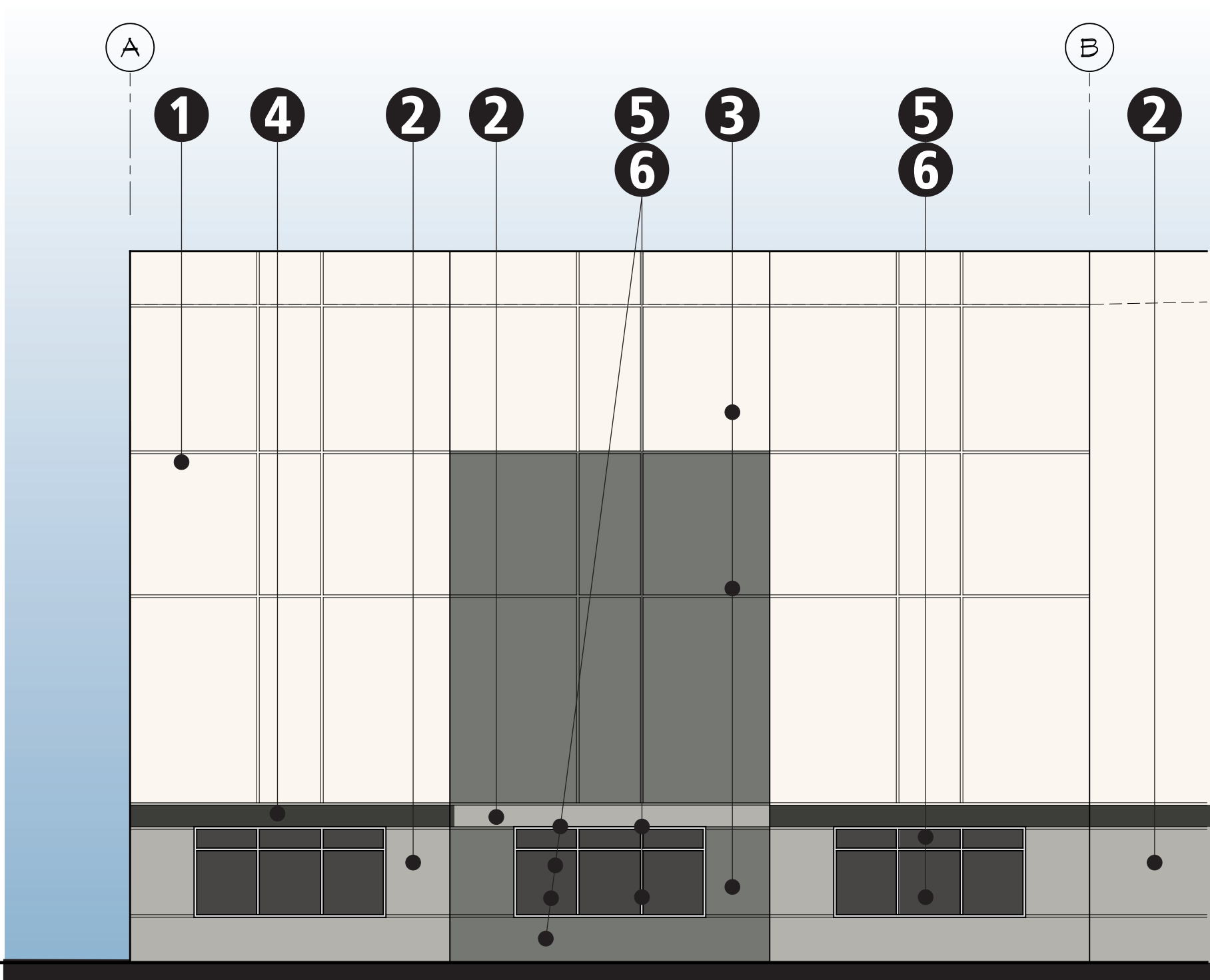
SOUTH ELEVATION

SCALE: 1"=30'-0"



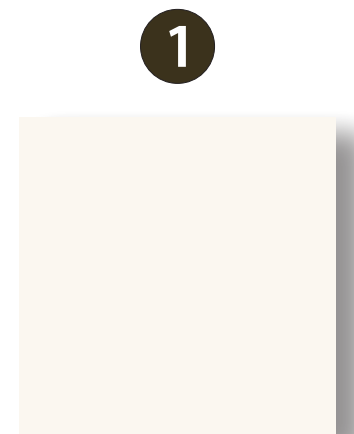
ENLARGED SOUTH ELEVATION

SCALE: 1/8"= 1'-0"

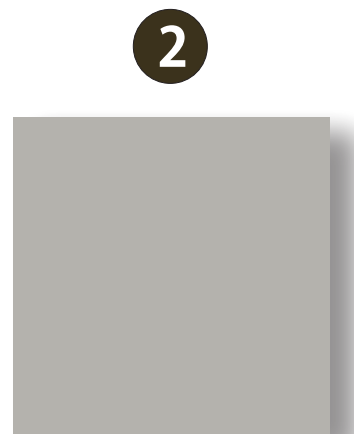


ENLARGED WEST ELEVATION

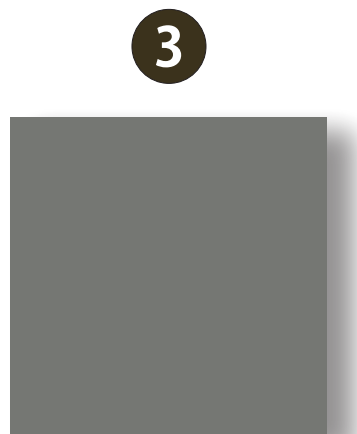
SCALE: 1/8"= 1'-0"



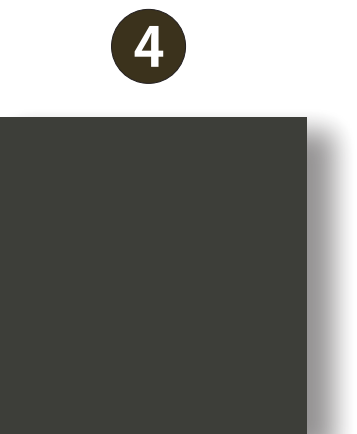
1
SW 7014
ELDER WHITE



2
SW 7023
REQUISITE WHITE



3
SW 7019
GAUNLENT GREY



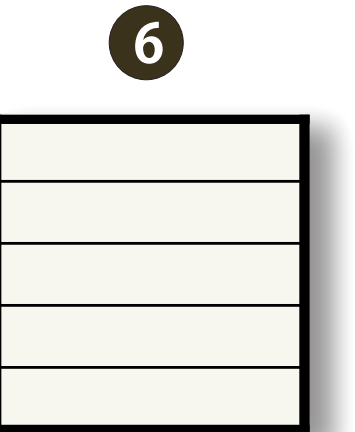
4
SW 7020
BLACK FOX



4
GREY
GLAZING



5
ALUMINUM STOREFRONT
& WINDOWS



6
OVERHEAD DOORS
DRIVE IN DOORS - PREFINISHED WHITE
DOCK DOORS - PREFINISHED WHITE

VAZ TRUCKING
SOUTH GUILD AVE.
LODI, CALIFORNIA
for
S. GUILD BTS, LLC

ABBREVIATIONS			
#	AND	I.D.	INSIDE DIAMETER
Ø	DIAMETER	INFO	INFORMATION
#B.	NUMBER	INSUL	INSULATION
ACC	ANCHOR BOLT	INT	INTERIOR
ACC	ACCESSIBLE, ACCESSIBILITY	JT	JOINT
ACC.	ASPHALTIC PAVING	LAV	LAVATORY
AGG.	AGGREGATE	LB	POUND
ALUM	ALUMINUM	L	LONG
APPROX	APPROXIMATE	MAX	MAXIMUM
ARCHL	ARCHITECTURAL	MBM	METAL BUILDING MANUFACTURER
BD	BOARD	MECH	MECHANICAL
BTA	BETA	MEZZ	MEZZANINE
BLDG	BUILDING	MFG	MANUFACTURING
BLK	BLACK	MFR	MANUFACTURER
BOT	BOTTOM	MIN	MINIMUM
CL	CENTERLINE	MISC	MISCELLANEOUS
C	CAB	MTL	METAL
CAB	CANTILEVER	(N)	NEW
C.B.	CARRIAGE BOLT	N.C.	NOT IN CONTRACT
C.I.	CAST IRON	N.T.S.	NOT TO SCALE
CIR	CIRCLE	O.C.	ON CENTER
CL	CENTERLINE	O.D.	OUTSIDE DIAMETER, OUTSIDE DIMENSION
CLS	CEILING	O.H.	OPPOSITE HAND
CLR	CLEAR	OVERHEAD	
C.M.U.	CONCRETE MASONRY UNIT	OPENING	
COL	COLUMN	PL	PLATE PROPERTY LINE
CONC	CONCRETE	P. LAM.	PLASTIC LAMINATE
CONN	CONNECTION	P.L.F.	POUNDS PER LINEAR FOOT
CONST	CONSTRUCTION	PLYD	PLYWOOD
CONT	CONTINUOUS	RAIR	
COORD	COORDINATE	PR	PREFABRICATED
CSK	COUNTERSINK, COUNTERSUNK	PROJ	PROJECTION
CTR	CENTER	P.S.F.	POUNDS PER SQUARE FOOT
DBL	DOUBLE	P.S.I.	POUNDS PER SQUARE INCH
DTL	DETAIL	R.T.	RADIUS TREATED
D.F.	DRINKING FOUNTAIN, DOUGLAS FIR	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
D.I.	DRAINAGE INLET	R	RADIUS
D/AS	DIAGONAL	REFR	REFRIGERATOR
DIM	DIMENSION	REINF	REINFORCED
D/S	DOWNSPOUT	REQD	REQUIRED
DWS	DRAWING	RET	RETAINING
(E)	EXISTING	RM	ROOM
EA	EACH	SCHED	SCHEDULE
E.S.F.R.	EARLY SUPPRESSION FAST RESPONSE	SECT	SECTION
ELV	ELEVATION	S.F.	SQUARE FOOT
ELEC	ELECTRIC, ELECTRICAL	SHT	SHEET
EMBED	EMBEDMENT	SIM	SIMILAR
E.M.T.	ELECTRICAL METALLIC TUBING	SIMPSON	
EN.	END NAILING	S.M.S.	SHEET METAL SCREEN
EQ	EQUAL	SPEC	SPECIFICATION
EQUIP	EQUIPMENT	SQ	SQUARE
EXP	EXPANSION	S.S.	STAINLESS STEEL
EXT	EXTERIOR	STD	STANDARD
F.D.	FLOOR DRAIN	STHTG	SHEATHING
FND	FOUNDATION	STRUCT	STRUCTURAL
F.F.	FINISH FLOOR	SUSP	SUSPENDED
FIN	FINISH	T	TEMPERED
FLR	FLOOR	TELE	TELEPHONE
F.O.	FACE OF	THK	THICK
FR.P.	FIBERGLASS REINFORCED PANEL	THRU	THROUGH
FT	FOOT, FEET	T.O.P.	TOP OF
GA	GAUGE	TS	TUBE STEEL
GALV.	GALVANIZED	TYP	TYPICAL
G.L.B.	GLUE LAMINATED BEAM	UN.O.	UNLESS NOTED OTHERWISE
GSM.	GALVANIZED SHEET METAL	UNREINF	UNREINFORCED
GYP	GYPSUM	VERT	VERTICAL
H	HIGH	W	WIDE, WIDE FLANGE
H.M.	HOLLOW METAL	W	WITH
HORIZ	HORIZONTAL	W.D.	WATER
HT	HIGH	W.H.	WATER HEATER
H.S.	HIGH STRENGTH	W.U.F.	WELDED WIRE FABRIC

VICINITY MAP

The map shows a grid of streets including E Vine St, S Gold Ave, and Auto Center Rd. A large black rectangle indicates the project location at the intersection of E Vine St and S Gold Ave. A large arrow points from the text 'PROJECT LOCATION' to this rectangle. Other streets visible include E 1st St, E 2nd St, E 3rd St, E 4th St, E 5th St, E 6th St, E 7th St, E 8th St, E 9th St, E 10th St, E 11th St, E 12th St, E 13th St, E 14th St, E 15th St, E 16th St, E 17th St, E 18th St, E 19th St, E 20th St, E 21st St, E 22nd St, E 23rd St, E 24th St, E 25th St, E 26th St, E 27th St, E 28th St, E 29th St, E 30th St, E 31st St, E 32nd St, E 33rd St, E 34th St, E 35th St, E 36th St, E 37th St, E 38th St, E 39th St, E 40th St, E 41st St, E 42nd St, E 43rd St, E 44th St, E 45th St, E 46th St, E 47th St, E 48th St, E 49th St, E 50th St, E 51st St, E 52nd St, E 53rd St, E 54th St, E 55th St, E 56th St, E 57th St, E 58th St, E 59th St, E 60th St, E 61st St, E 62nd St, E 63rd St, E 64th St, E 65th St, E 66th St, E 67th St, E 68th St, E 69th St, E 70th St, E 71st St, E 72nd St, E 73rd St, E 74th St, E 75th St, E 76th St, E 77th St, E 78th St, E 79th St, E 80th St, E 81st St, E 82nd St, E 83rd St, E 84th St, E 85th St, E 86th St, E 87th St, E 88th St, E 89th St, E 90th St, E 91st St, E 92nd St, E 93rd St, E 94th St, E 95th St, E 96th St, E 97th St, E 98th St, E 99th St, E 100th St.

TEAM CONSULTANTS

DEVELOPER

PANATTONI DEVELOPMENT COMPANY
546C AVIATION DRIVE440 AVIATION DRIVE
STOCKTON, CA 95206
APN 177-450-22, -23 AND -25

OWNER

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8715 FOLSOM BLVD., SUITE 200
SACRAMENTO, CA 95826
STEVE BEAUCHAMP SR. DEV. MANAGER TEL: (916) 314-1106 CEL: (916) 436-6341-MAIL: SBEAUCHAMP@PANATTONI.COM
BRENT COLLINS SR. DEV. MANAGER TEL: (916) 314-1202CEL: (916) 626-1846E-MAIL: BHCOLLINS@PANATTONI.COM
JIM DAMRELL DEV. MANAGER TEL: (916) 314-1203CEL: (916) 947-0812E-MAIL: JDAMRELL@PANATTONI.COM

GENERAL CONTRACTOR

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8715 FOLSOM BLVD., SUITE 201
SACRAMENTO, CA 95826MS.
ALECIA WILMETH-PIGENERAL MANAGER TEL: (916) 340-2424CEL: (916) 870-2309E -MAIL: AWILMETH@ALSTONCO.COM

ARCHITECT

GBDH DESIGN GROUP, INC.
4806 OLD WINERY PLACE, SUITE 0NESACRAMENTO, CA 95827.
ROY HUNT TEL: (916) 854-4901E-MAIL: GBDH@GBDHDESIGN.COM
MARGO VALLE TEL: (916) 854-4901 E-MAIL: MVALLE@GBDHDESIGN.COM

LANDSCAPE

VISTA PARKS LANDSCAPE
8264 BARRYMAN CT
SACRAMENTO, CA 95824
MR. ERIC DEARINGTEL: (916) 681-2222E-MAIL: ERIC@VISTAPARKS.COM


FIRE SPRINKLER

WEST COAST FIRE PROTECTION SYSTEMS
342 SACRAMENTO STREETTAUBURN, CA 95603MR.
GLEN KINGSATE TEL: (930) 823-5022DIR: (930) 212-3010E-MAIL: GLEN@WESTCOASTFIRE.COM


CIVIL

ODELL ENGINEERS
165 SCENE CR
MODESTO, CA 95350
ZACK KENRICH TEL:925-621-8335 CEL:707-548-0880 ZKENRICH@ODELLENGINEERING.COM


SYMBOLS




GRID




DETAIL




DETAIL




BUILDING SECTION




REVISIONS




WINDOW SYMBOL




DOOR SYMBOL



INTERIOR ELEVATION



KEY NOTE



WALL TYPE

DEFERRED SUBMITTAL

PROJECT DATA	
JURISDICTION:	CITY OF LODI, CALIFORNIA
BUILDING CODE:	2016 CBC, CRC, CAL GREEN CODE, CMC, CEC, CFC (BASED ON THE 2015 IBC, 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2015 UMC, 2015 UPC, 2014 NEC), AND 2016 ENERGY STANDARDS, AS AMENDED BY STATE OF CALIFORNIA AND LOCAL JURISDICTION
PARCEL NUMBER:	APN 044-310-42
ZONING:	IG
ALLOWABLE AREA:	4 YARDS AT 60' MIN & SPRINKLERED = UNLIMITED AREA
LOT AREA:	966,784 S.F. ± SF (22.19 ACRES)
BUILDING AREA:	400,340 S.F.
COVERAGE:	42%
OCCUPANCY TYPES:	S-1 WAREHOUSE, FUTURE B OFFICES
CONSTRUCTION TYPE:	V-B FIRE SPRINKLERED
PARKING REQUIRED: WAREHOUSE:	1ST 20,000 S.F. WAREHOUSE / 1,000 - 20 SPACES 2ND 20,000 S.F. WAREHOUSE / 2,000 - 10 SPACES REMAINING 360,340 S.F. WAREHOUSE & OFFICE (1.5 % OFFICE < 5% GROSS FLOOR AREA, LODI MUNICIPAL CODE 17.32.040) / 4,000 - 90 SPACES TOTAL PARKING REQUIRED = 120 SPACES
PARKING PROVIDED:	81 - 9'x19' 1 - 10'x19' 9 - ACCESSIBLE 91 - TOTAL PARKING SPACES 75 TRAILER SPACES 12'x55'
CLEAN AIR VEHICLE SPACES REQUIRED = 8 SPACES, 8 PROVIDED	(76 < 91) TOTAL PARKING SPACES < 100 PER 2016 CBC TABLE 5.106.5.2)
ELECTRIC VEHICLE CHARGING STATION REQUIRED = 5 TOTAL MIN., 5 PROVIDED	(76 < 91) TOTAL PARKING SPACES < 100 PER 2016 CBC TABLE 5.106.5.3.3)
PER TABLE 11B-228.3.2.1 - 1 VAN ACCESSIBLE, 1 STANDARD ACCESSIBLE REQ'D	1 VAN ACCESSIBLE, 1 STANDARD ACCESSIBLE PROVIDED
SHORT TERM BICYCLE PARKING 5% OF VISITOR PARKING (91) = 5 REQ'D	6 PROVIDED
LONG TERM BICYCLE PARKING 5% OF TENANT PARKING (91) = 5 REQ'D	6 PROVIDED
SCOPE	
THIS PROJECT IS FOR THE CONSTRUCTION OF A "GOLD SHELL" BUILDING ONLY.	
TENANT SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION NECESSARY TO COMPLY WITH ALL T-24 ENERGY REQUIREMENTS, INCLUDING ENVELOPE.	

LIST OF DRAWINGS	
TI.1	TITLE SHEET
ARCHITECTURAL	
A1.1	SITE PLAN
A2.1	FLOOR PLAN
A3.1	ELEVATIONS
A4.1	BUILDING SECTIONS / SCHEDULES / NOTES
LANDSCAPE:	
LP.	PRELIMINARY PLANTING PLAN

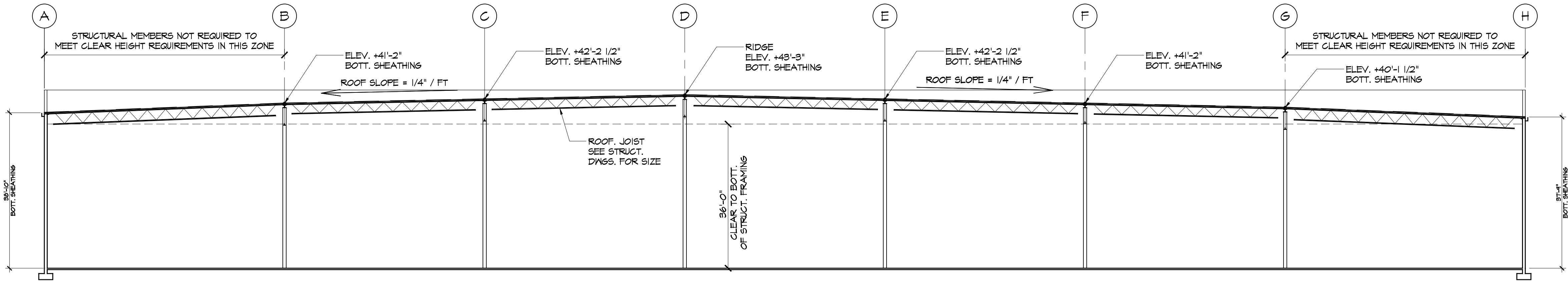


- A TILT-UP CONCRETE PANEL
- B PANEL JOINT
- C 3' x 7' MAN DOOR
- D 9' x 10' DOCK DOOR WITH VISION PANEL
- E 12' x 14' GRADE LEVEL DOOR
- F STOREFRONT WINDOW SYSTEM
- G GUTTER & DOWNSPOUT
- H TPO ROOFING
- J STEEL STAIRS, LANDINGS & GUARDRAIL- DETAIL M/A12
- K 6" WIDE x 6' HIGH CONC CURB AT ENDS OF DOCKS
- L 12'-0" x 5'-8" WINDOWS
- M 9'-0" x 10'-0" KNOCKOUTS



SOUTH GUILD AVE, LODI, CALIFORNIA

Date 00/00/18	Project No. P34-3589
Drawn By MAV/JDC	Sheet No. <div style="font-size: 2em; font-weight: bold;">A3.1</div>
Checked By RAH	



BUILDING SECTION
SCALE: 1/16" = 1'-0"

G B D H

DESIGN GROUP, INC.

ARCHITECTURE
+
ENGINEERING

9806 Old Winery Place, Suite 1
Sacramento, California 95827
Tel 916.854.9901 Fax 916.854.9840



Consultants

01/31/19

Project

VAZ TRUCKING

SOUTH GUILD AVE, LODI, CALIFORNIA

No.	Revision	Date

Client

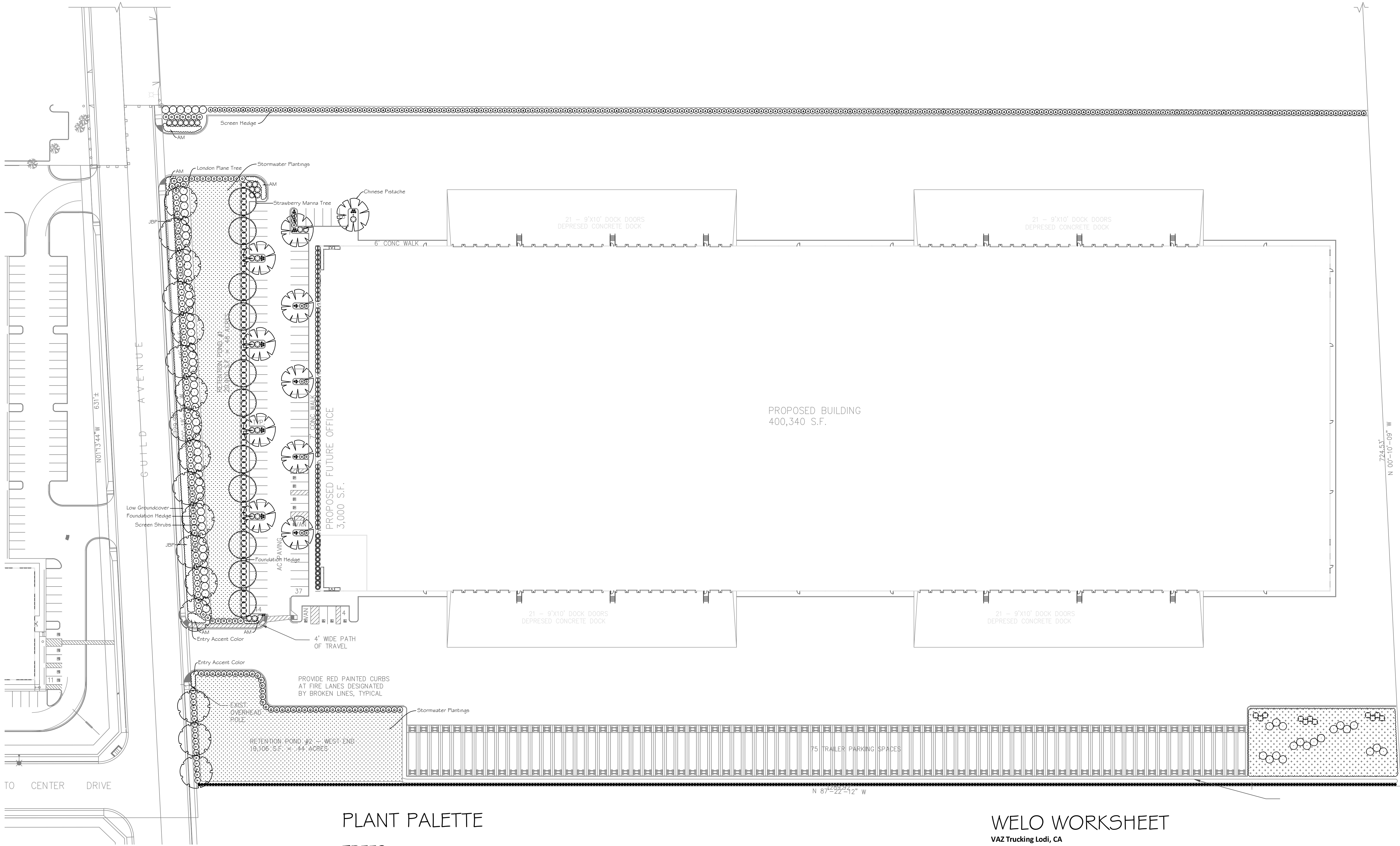
S.GUILD BTS,LLC

8775 FOLSOM BLVD, SUITE 201
SACRAMENTO, CA 95826
Ph 916 340 2400 Fax 916 418 2923

Sheet Title

BLDG SECTION /
SCHEDULES /
NOTES

Date	00/00/18	Project No.	P34-3589
Drawn By	RSG	Sheet No.	A4.1
Checked By	RAH		



PLANT PALETTE

TREES

BOTANICAL NAME	COMMON NAME	WUCOLS	CONTAINER	QTY
Arbutus marina	Strawberry Marina	Low	15 Gallon	12
Pistacia c. 'Keith Davy'	Chinese Pistache	Low	15 Gallon	12
Platanus 'Columbia'	London Plane Tree	Low	15 Gallon	17

SHRUBS

Calamagrostis Karl Foerster	Feather Reed Grass	Low	1 Gallon	426
Cistus purpureus	Purple Rock Rose	Low	5 Gallon	34
Grevillea canberra	Canberra Grevillea	Low	5 Gallon	82
Heteromeles arbutifolia	Toyon	Low	5 Gallon	60
Loropetalum 'Purple Majesty'	Fringe Flower	Low	5 Gallon	33
Nandina domestica	Heavenly Bamboo	Low	5 Gallon	12
Raphiolepis Pink Lady	Indian Hawthorne	Low	5 Gallon	11
Rosmarinus 'Tuscan Blue'	Tuscan Rosemary	Low	5 Gallon	247
Tulbaghia violacea	Society Garlic	Low	1 Gallon	61
Viburnum 'Spring Bouquet'	Laurustinus	Low	5 Gallon	57
Xylosma compacta	Compact Xylosma	Low	5 Gallon	78

GROUND COVER

Achillea 'Moonshine'	Moonshine Yarrow	Low	1 Gallon	24" OC
Cistus s. prostratus	Prostrate Rockrose	Low	1 Gallon	60" OC
Juniper c. 'Blue Pacific'	Shore Juniper	Low	1 Gallon	48" OC

RETENTION POND TREATMENT

Carex tumulicola	Foothills Sedge	Med	Liners	32" OC
Juncus patens	California Gray Rush	Med	Liners	32" OC

WELO WORKSHEET

VAZ Trucking Lodi, CA
Reference Evapotranspiration (Eto) 46.7

Regular Landscape Areas		There are no special landscape areas.			Landscape		ETAF X		Estimated Total	
Hydrozone#	Plant	Irrigation Factor	Irrigation Method	ETAF Efficiency (PF/IE)	Area (sq. ft.)	Area	ETAF	Area	Water Use (GPY)	Water Use (GPY)
1	0.4	Rotor	0.75	0.53	10450	5538.5	160340			
2	0.4	Rotor	0.75	0.53	10450	5538.5	160340			
3	0.4	Rotor	0.75	0.53	6369	3375.57	97723			
4	0.4	Rotor	0.75	0.53	6369	3375.57	97723			
5	0.4	Rotor	0.75	0.53	6369	3375.57	97723			
6	0.2	Drip	0.81	0.25	6938	1734.5	50214			
7	0.2	Drip	0.81	0.25	6476	1619	46870			
8	0.2	Drip	0.81	0.25	5603	1400.75	40552			
9	0.2	Drip	0.81	0.25	2513	628.25	18188			
10	0.2	Drip	0.81	0.25	10723	2680.75	77608			
11	0.2	Drip	0.81	0.25	9507	2376.75	68807			
12	0.2	Drip	0.81	0.25	12444	3111	90063			
13	0.2	Bubbler	0.81	0.25	1025	256.25	7418			
Totals					95236		1013567			
Maximum Allowed Water Allowance (MAWA)									1240687	
Estimated Total Water Use (ETWU)									1013567	
Average ETAF									0.35	
Allowed ETAF									0.45	

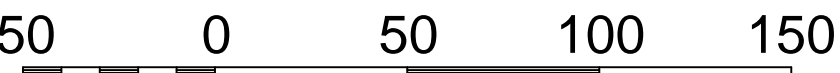
NOTES

PRELIMINARY LANDSCAPE NOTES

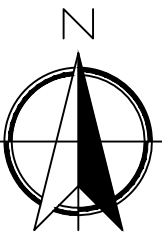
- PLANT PALETTE CONTAINS NATIVE AND ADAPTIVE, LOW WATER USE VARIETIES THAT ARE CONDUCTIVE TO THE ENVIRONMENTAL CONDITIONS OF THIS SITE.
- RETENTION PONDS SHALL BE IRRIGATED AND PLANTED WITH NATIVE SEDGES AND RUSHES.
- PLANTS WILL BE GROUPED INTO ZONES WITH SIMILAR WATER/ET REQUIREMENTS.
- ALL PLANTER AREAS SHALL BE TREATED WITH A 3" LAYER OF MULCH.

PRELIMINARY IRRIGATION NOTES

- A FULLY AUTOMATIC IRRIGATION SYSTEM MEETING CURRENT WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS SHALL BE INSTALLED INCLUDING THE FOLLOWING:
 - AN ET (SMART) CONTROLLER AND ET SENSOR SHALL BE USED FOR WEATHER BASED IRRIGATION CONTROL.
 - SHRUBS AND GROUND COVER SHALL BE IRRIGATED WITH A PRESSURE COMPENSATING DRIP SYSTEM.
 - RETENTION PONDS SHALL BE IRRIGATED WITH LOW FLOW ROTATOR SPRINKLERS.
 - TREES SHALL RECEIVE DEEP WATER/FERTILIZATION TUBES AND BUBBLERS ON SEPARATE CONTROL VALVES.
- WELO DOCUMENTATION SHALL BE SUBMITTED WITH LANDSCAPE IMPROVEMENT PLANS (CONSTRUCTION DOCUMENTS). SOIL SAMPLES FOR SOIL REPORT SHALL BE TAKEN AFTER MASS GRADING OPERATIONS HAVE BEEN COMPLETED AND SUBMITTED WITH COMPLETION PACKAGE.



Scale 1" = 50'



GBDH

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ENGINEERING

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Project

VAZ TRUCKING

Project No.

01/31/19

Project No.

P34-3589

Drawn By

EJD

Sheet No.

LP

Checked By

JN

PRELIMINARY
PLANTING
PLAN

RESOLUTION NO. P.C. 19-XX

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI APPROVING
THE REQUEST OF LODI GRAPE STATION FOR A USE PERMIT AND SITE PLAN REVIEW
TO ALLOW THE CONSTRUCTION OF A 400,340 SQ FT BUILDING WITH A TYPE-2, 14
AND 22 ABC LICENSE FOR WINE PROCESSING, STORAGE AND SHIPPING AT 1170
SOUTH GUILD AVE**

WHEREAS, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested Use Permit, in accordance with the Lodi Municipal Code, Section 17.74; and

WHEREAS, the project proponents are Mr. Phil Vaz, Lodi Grape Station, Calif G.P., 4740 E. Peltier Road, Acampo, CA 95220; and

WHEREAS, the project parcel is owned by Lodi Grape Station, Calif G.P., 4740 E. Peltier Road, Acampo, CA 95220; and

WHEREAS, the project is located at 1170 South Guild Ave, Lodi, CA 95240 (APN: 049-310-42); and

WHEREAS, the property has a General Plan designation of Industrial and is zoned Industrial (M); and

WHEREAS, the project proponents are requesting approval of a Use Permit and Site Plan Review to allow the construction of a 400,340 sq ft building with a Type-2, 14 and 22 ABC license for wine processing, storage and distribution; and

WHEREAS, based upon the facts and analysis presented in the staff report, and public testimony received and subject to the conditions of approval listed below, the Planning Commission finds that the establishment, maintenance or operation for the requested use or building applied for, will not, under the circumstances of this particular case, be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood of such proposed use, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred; and

Based upon the evidence within the staff report and project file the Planning Commission finds:

1. The project was found to be Categorically Exempt according to the California Environmental Quality Act Section 15332, Class 32. The Class 32 "Infill" Categorical Exemption (CEQA Guideline Section 15332), hereafter referred to as the Class 32 Exemption, exempts infill development within urbanized areas if it meets certain criteria. The class consists of environmentally benign infill projects that are consistent with the General Plan and Zoning requirements. This class is not intended for projects that would result in any significant traffic, noise, air quality, or water quality impacts. This exemption is not limited to any use type and may apply to residential, commercial, industrial, public facility, and/or mixed-use projects.
2. The General Plan land use designation and Zoning for this area is Industrial, which provides for industrial warehouses, storage, processing and manufacturing. The warehouse is climate controlled for wine processing, storage and distribution. This is consistent with Lodi's tourism and wine industry goals. The project is not within a Specific Plan or Planned Development, which would have additional rules on the sale of alcohol different from the properties base Zoning.

3. The requested permit would allow the construction of a new industrial warehouse building for climate controlled for wine storage and distribution, within the Industrial Zoning District, in accordance with Development Code Section 17.24.030. Conditions of Approval have been prepared that will provide appropriate rules for the alcohol sales and the needed review of the operation to ensure the sales do not become a neighborhood problem.
4. The warehouse is climate controlled for wine processing, storage and distribution. This is consistent with Lodi's tourism and wine industry goals. This operation is compatible with existing and future land uses in the immediate vicinity of the project area. The wine warehouse processing, storage and distribution is consistent with other similar industrial and retail commercial uses in the census tract.
5. The proposed use, as conditioned, will not have an adverse effect upon the use, enjoyment or valuation of property in the neighborhood. The proposed project is consistent in use and scale to the surrounding large warehouse buildings for processing, storage and distribution. The project is a mirror image of the use and site improvements on the property to the north.
6. The proposed use can be compatible with the surrounding use and neighborhood if the business is conducted properly and if the Applicant/Operator works with neighboring businesses to resolve any problems that may occur.
7. The proposed use would not be detrimental to the general welfare of persons residing and working in the immediate vicinity, the neighborhood or the community at large because the sale of alcohol with a restaurant is not associated with detrimental impacts to the community.

NOW, THEREFORE, BE IT DETERMINED AND RESOLVED by the Planning Commission of the City of Lodi that Use Permit and Site Plan and Architectural Permit Application No. 2019-03 is hereby approved, subject to the following conditions:

Community Development-Planning

1. The applicant/project proponent and/or property owner and/or developer and/or successors in interest and management shall, at their sole expense, defend, indemnify and hold harmless the City of Lodi, its agents, officers, directors and employees, from and against all claims, actions, damages, losses, or expenses of every type and description, including but not limited to payment of attorneys' fees and costs, by reason of, or arising out of, this Use Permit approval. The obligation to defend, indemnify and hold harmless shall include, but is not limited to, any action to arbitrate, attack, review, set aside, void or annul this Use Permit approval on any grounds whatsoever. The City of Lodi shall promptly notify the developer of any such claim, action, or proceeding and shall cooperate fully in the defense.
2. The applicant/project proponent and/or property owner and/or developer and/or successors in interest and management shall operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control. Material violation of any of those laws in connection with the use may be cause for revocation of this Use Permit.
3. Starting from the effective date the business commences this Use Permit shall be subject to a three-month, six-month and one-year review by Community Development Department and/or the Police Department. If the Community Development Department/Police Department determines it necessary, the Use Permit shall be subject to review by the Planning Commission to consider the business's operation for compliance with the conditions of the Use Permit, and in response to any legitimate complaints thereafter.

Further, the City reserves the right to periodically review the area for potential problems. If problems (on-site or within the immediate area) including, but not limited to, public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct result from the proposed land use, the Use Permit may be subject to review and revocation by the City of Lodi after a public hearing and following the procedures outlined in the City of Lodi Municipal Code. Additional reviews may be prescribed by the Community Development Department, the Police Department and/or Planning Commission as needed during and after the one year probationary period.

4. If operation of this use results in conflicts pertaining to parking, noise, traffic, loitering, public safety or other impacts, at the discretion of the Community Development Department, this conditional use permit may be referred to the Planning Commission for subsequent review at a public hearing. If necessary, the Commission may modify or add conditions of approval to mitigate such impacts, or may revoke said conditional use permit bound upon applicable findings.
5. The City Council, Lodi Police Department, the Planning Commission and City staff may, at any time, request that the Planning Commission conduct a hearing on this Use Permit for the purpose of amending or adding new conditions to the Use Permit or to consider revocation of the Use Permit if the Use Permit becomes a serious policing problem.
6. The Applicant/Operator and/or successors in interest and management shall insure that the sale of alcohol does not cause any condition that will cause or result in repeated activities that are harmful to the health, peace or safety of persons residing or working in the surrounding area. This includes, but is not limited to: disturbances of the peace, illegal drug activity, public intoxication, drinking in public, harassment of people passing by, assaults, batteries, acts of vandalism, loitering, excessive littering, illegal parking, excessive loud noises, traffic violations or traffic safety based upon last drink statistics, curfew violations, lewd conduct, or police detention and arrests.
7. The subject property and its immediate surrounding shall be maintained neat and clean at all times. The subject property and its immediate surrounding shall be maintained free from debris and graffiti at all times. The property owner shall remove any debris or graffiti within 24-hours upon notification by the City. Litter on the site and any litter scattered on nearby property, streets, and sidewalks shall be removed daily. If necessary, the applicant shall steam clean the project site and its immediate surrounding premises as often as needed.
8. Any change in operational characteristics, expansion in area or other modification to the approved plans shall require an amendment to this Use Permit or the processing of a new Use Permit.
9. The project proponent shall submit appropriate plans to the Community Development Department for plan check and building permit. The plans shall include architectural features such as the colors, elevation including all other elements approved by the Planning Commission. Any significant alteration to the site plan as approved by the Planning Commission shall require an action by the Planning Commission. Minor changes, however, may be approved subject to review and approval of the Community Development Director.
10. The developer/applicant shall construct and operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control.
11. A final color palette shall be submitted with the first building permit application and shall be in substantial conformance with colors and materials approved by the Planning Commission.

12. The applicant shall submit a landscaping and irrigation plan to the Community Development Department for review and approval. Landscaping materials indicated on the conceptual landscape and irrigation plan may be changed per the review of the Community Development Director or designee but shall not be reduced in amount.
13. The applicant shall select and note on all plans common tree species for the parking lot and perimeter areas from the list of large trees as identified in the Local Government Commission's "Tree Guidelines for the San Joaquin Valley".
14. All signs shall be in strict compliance with the City of Lodi's Zoning Ordinances. All signage shall be subject to review and approval of the Community Development Director. All signage shall be individual channel letters or the equivalent. No exposed raceway shall be permitted with the signage. All identification signs shall require a building permit.
15. No flashing, moving, animated, temporary signs or banners shall be permitted.
16. Property landscaping will be updated and replaced where necessary to meet the original project approvals.
17. The project will need to pay for 20.94 acres of SJ Habitat Mitigation costs prior to ground disturbance. Please contact San Joaquin Council of Governments at Phone: (209) 235-0600
18. Fencing for the southern property boundary shall be a minimum chain link fence with slats for screening or to Planning staff approval.
19. No variance from any City of Lodi adopted code, policy or specification is granted or implied by this approval.

Building - General Comments

20. The construction of the new building and related site improvements shall require a building permit. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2016 California Building code. Please review our policy handouts for specific submittal procedures.
21. The Project Data block claims unlimited building area for this 400,340 sqft warehouse. The Site plan must show the minimum required 60' clear side yard around the building as per 2016 CBC, Section 507.4.
22. Storage racks greater than 6' in height are required to be submitted under separate permit and cover. Storage racks greater than 8' in height shall be provided with structural calculations. Storage 12' or greater in height must be reviewed as high piled storage." City of Lodi Policy and Procedure B-[08]-[09]
23. The plans shall specify whether or not the building will contain high piled storage.

If the building will contain high piled storage, the plans shall specify the commodity class of the items to be stored and to provide complete and adequate details of the required fire protection and life safety requirements as specified by 2016 CFC, Section 3206 and Table 3206.2. Depending on commodity class and area, automatic fire protection system (sprinklers), building access (including fire access doors spaced at not more 100 linear feet of exterior walls facing the fire access road), fire detection system, smoke and heat removal and draft curtains, may be required.
24. Plans shall provide occupancy load calculations for each area of the building based on square footage and the applicable occupant load factor from Table 1004.1.2. 2016 CBC, Section 1004.1.2

25. The occupant load of the building exceeds 49; the plans shall show:
- a) Multiple exits shall be required from a building this size. Adequate number of exits shall be provided to ensure exit access travel distance is not exceeded. 2016 CBC, Section 1017 and Table 1017.2
 - b) Exit doors shall swing in the direction of egress travel. 2016 CBC, Section 1010.1.2.1
 - c) The exit doors and exit access doors shall be equipped with panic hardware. 2016 CBC, Section 1010.1.10
 - d) A means of illuminating the egress path of travel in case of power failure, including path to the egress doors, the corridor and the exterior landings. The emergency power system shall provide back up power for the duration of at least 90 minutes and shall illuminate the path of travel at the rate of an average of 1 foot candle at floor level. 2016 CBC, Sections 1008.1 thru 1008.3.5
 - e) Show locations of required illuminated exit signs. 2016 CBC, Section 1013
 - f) Provide complete and adequate details and locations of the required tactile exit signs at the following locations:
 - 1. Each grade-level exterior exit door shall be identified by a tactile exit sign with the word, "EXIT."
 - 2. Each exit access door from an interior room or area that is required to have a visual exit sign, shall be identified by a tactile exit sign with the words, "EXIT ROUTE." 2016 CBC, Section 1013.4
26. Site Plan to show all building entrances and ground level exits shall be connected on an accessible route to other buildings on the site, public transportation stops, accessible parking and passenger loading zones and to public streets and sidewalks. 2016 CBC, Sections 11B-206.4.1, 11B-404, 11B-Division 4
27. Plans to specify walkways and sidewalks along accessible routes of travel (1) are continuously accessible, (2) have maximum 1/2" changes in elevation, (3) are minimum 48" in width, (4) have a maximum 2% cross slope, and (5) where necessary to change elevation at a slope exceeding 5% (i.e., 1:20) shall have ramps complying with 2016 CBC, Section 11B-405 or 11B-406 as appropriate. Where a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas shall be defined by a continuous detectable warning which is 36" wide, complying with 2016 CBC, Sections 11B-247.1 & 11B-705.1.2.5.
28. Plans to specify and show accessible parking spaces in compliance with 2016 CBC, Sections 11B-208.2, 11B-502 and Table 11B-208.2. At least one space shall be van accessible as per 2016 CBC, Section 11B-208.2.4.

Provide complete and adequate accessible parking details to specify and show:

- 1) A 9' wide x 18' deep accessible parking space(s) with 5' wide striped access aisle. "Van accessible" parking spaces shall be a minimum 12' wide x 18' deep with a 5' wide access aisle or 9' wide with an 8' wide access aisle. 2016 CBC, Section 11B-502.2
- 2) The access aisle(s) may be located on either side of the accessible parking space(s), except "van accessible" parking spaces shall have the access aisle located on the passenger side of the accessible parking space. Two accessible parking spaces shall be permitted to share a common access aisle. 2016 CBC, Sections 11B-502.3.4, 11B-502.3

- 3) The access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36" on center in a color contrasting with the aisle surface, preferable blue or white. The words "NO PARKING" shall be painted in 12" high white letters in each access aisle. 2016 CBC, Section 502.3.3
- 4) The accessible parking spaces and the access aisles shall not exceed 2% cross slope in any direction. 2016 CBC, Section 11B-502.4
29. Plans to specify location and provide complete and adequate details of the following required parking signage:
- A. "Unauthorized vehicles..." signs at all driveway entrances, or located adjacent to and visible from each accessible parking space. Indicate on the plans that the sign shall be filled out with the correct appropriate information to become a permanent part of the sign (Lodi Police Department, 209-333-6727). 2016 CBC, Section 11B-502.8
 - B. Specify permanently posted reflectorized parking space identification sign at each accessible parking space, 70-sq. inches in area, and mounted a minimum of 60" (80" when located in the path of travel) from bottom of sign to paving. Provide a "van accessible" sign at appropriate parking spaces. The sign may also be posted on a wall at the interior end of the parking space at a height of 36" above the finished walk or grade. An additional sign below the symbol of accessibility shall state "Minimum Fine \$250". 2016 CBC, Section 11B-502.6
 - C. Specify pavement-marking symbols at each accessible parking space. 2016 CBC, Section 11B-502.6.4
30. Long and short term bicycle parking as required by the 2013 CGBC, Section 5.106.4 and designated parking spaces for Clean Air/Van Pool/EV vehicles as required by the 2016 CGBC, Section 5.106.5.2 shall be provided.
31. Plans shall show facilitation for future installations of Electric Vehicle Supply Equipment (EVSE) for the charging of electric vehicles. The number of Electric Vehicle (EV) charging spaces to be provided shall be as per the 2016 CGBS, Table 5.106.5.3.3. The plans shall specify: 1) The type and locations of the EVSE(s), 2) Raceways that originate at the service panel or subpanel serving the area, and shall terminate in close proximity to the proposed location(s) of the charging equipment and into listed, suitable cabinets, boxes, enclosures or equivalent. 3) Plan design shall be based on 40 amp minimum branch circuits. 4) Electrical calculations shall substantiate the electric system design to include the rating of the equipment and any on-site transformers and have sufficient capacity to simultaneously charge all required EVs at its full rated amperage. 5) The service panel or sub-panel shall have sufficient capacity to accommodate the required number of dedicated branch circuits for the future installation of the EVSE. 6) Future EV charging spaces qualify as designated clean air vehicle spaces. 2016 CGBS, Section 5.106.5.3
- Be aware, in determining the location(s) of the EVSE(s) to take into consideration accessibility requirements for the future installation of EV charging spaces. Minimum number of accessible EV charging spaces will be required as per 2016 CBC, Table 11B-228.3.2.1 at the time of installation. Accessible EV charging spaces are required to comply with 2016 CBC, Section 11B-812 and to be located on an accessible route. The accessible EV charging spaces are not considered accessible parking spaces for the purpose of calculating the minimum number of accessible parking spaces as per 2016 CBC, Sections 11B-208.1, 11B-208.2, & Table 11B-208.2
32. Separate toilet facilities shall be provided for each sex. Plumbing occupant load shall be calculated using the plumbing occupant load factor specified by 2016 CPC Table A for each

area use. The required number of plumbing fixtures (water closets, urinals, lavatories) shall be provided, as specified for the occupancies by 2016 CPC, Table 422.1.

33. Restrooms will be required to be accessible as per 2016 CBC, Section 11B-213
34. The building is required to be protected by an automatic fire extinguishing system and therefore an approved fire control room shall be provided. [LMC 15.20.180 & Lodi Fire Standard D-01] Plans shall include a fire control room with the following:
 - a) Fire control rooms shall contain all fire sprinkler system control valves, fire alarm control panels, extra fire sprinkler heads, and other fire equipment required by the Chief.
 - b) Fire control rooms shall be located within the building at a location approved by the Chief, and shall be provided with a means to access the room directly from the exterior with an approved door of minimum dimensions of 36" x 80".
 - c) Durable signage shall be provided on the exterior side of the access door to identify the fire control room. The sign shall indicate "FIRE CONTROL ROOM" with 3" tall letters that contrast with their background.
 - d) Keys shall be located within an approved Knox® Company key box located adjacent to the main entrance door on the exterior of the building at 6' above finished floor. Keys shall include keys for manual pull stations, fire alarm control panel, breakaway locks for PIV, locks for OS & Y chains and exterior doors and essential rooms as determined by the Chief.
 - e) Fire control rooms for commercial buildings shall be a minimum dimension of 5' x 7' not less than 35 square feet.
 - f) The fire sprinkler riser shall be located at least 12" from any wall. Fire riser SHALL NOT block doorway.
 - g) The fire equipment room may contain other building service equipment. This other equipment shall not be within 3' in front of any fire equipment in the room. Rooms may be enlarged to share with other equipment such as electrical. However rooms may not be used as storage areas.
35. The Fire Sprinkler system shall be submitted under a separate permit and cover to the Building Department by a C-16 licensed contractor.
36. All automatic sprinkler systems shall require a fire department connection (FDC) in a location approved by the Fire Chief. On site FDC's shall be within 50 feet on a fire hydrant unless placed along a public street within 20 feet of the property line. FDC's shall be placed on the same side of fire access roads as the fire hydrant. Plans to show the location of the Fire Department Connection within the required distance to a hydrant.
37. Plans to specify and show a fire access lane to extend within 150' of all portions of the structure. Fire access lane to be a minimum of 24' wide. Dead end fire access lanes in excess of 150' in length shall be provided with an approved area for turning around fire apparatus. Further, amend plans to specify and show fire lane striping (red curb or stripe with "Fire Lane" in 4" high white letters, ¾" stroke at intervals not less than 50') and fire lane sign at the entrance and the extremity of the lane. 2016 CFC, Section 503.1 and LMC 15.20.080
38. At minimum, a fire sprinkler monitoring alarm system is required by 2016 CFC, Section 903.4. The Fire Alarm System shall be submitted under a separate permit and cover to the Building Department by a C-10 licensed fire alarm contractor.

Public Works

The Public Works Department has the following comments regarding the approval of the Use Permit/SPARC review for 1170 South Guild Avenue:

39. Project design and construction shall be in compliance with applicable terms and conditions of the City's Stormwater Management Plan (SMP), and shall employ the Best Management Practices (BMPs) identified in the SMP.
 - a. Stormwater Development Standards will be required for this project.
 - b. State-mandated, year around construction site inspections to assure compliance with the City of Lodi Storm Discharge Permit are required. The fee for the inspections is the responsibility of the developer.
40. Submit a Project Stormwater Plan for a hydromodification project in compliance with the Multi-Agency Post-Construction Stormwater Standards Manual (PCSP) as adopted by City Council on November 4, 2015.
41. Developer shall construct a 10" or larger public water main along the eastern border of the subject parcel as specified in the City of Lodi's Water Master Plan prior to building permit final inspection.
42. Engineered Improvement plans and cost estimate shall be submitted for approval per the City Public Improvement Design Standards for all public improvements prior to final map filing. Plan submittal shall include:
 - a. Water main line along the eastern border of the subject parcel.
 - b. Frontage improvements on Guild Avenue, including but not limited to pavement, curb, gutter, sidewalk, utilities, and street lights.
43. Dedication of all street right-of-way and necessary public utility easements for the construction of public improvements may be required.
44. All property dedicated to the City of Lodi shall be free and clear of all liens and encumbrances and without cost to the City of Lodi and free and clear of environmental hazards, hazardous materials or hazardous waste. Developer shall prepare and submit a hazardous materials report and shall indemnify the City against any and all hazardous materials and/or ground water contamination for all property/easements dedicated to the City.
45. All existing and proposed Public Utility Easements (PUEs) shall be identified and labeled. All structures, including trees, bio-swales, and monument signs, shall be located outside of all PUEs.
46. Install ADA compliant driveways on Guild Avenue as per City of Lodi Standard Plan 111.
47. All on-site water wells and septic systems shall be abandoned in conformance with San Joaquin County standards prior to building permit issuance. A copy of the abandonment permit shall be submitted to the City after the completion of the abandonment.
48. Irrigation plans and plantings shall conform to the Model Water Efficient Landscaping Ordinance (MWELO) per the Governor's Executive Order B-29-12 adopted on December 31, 2015.
49. As required by the California Green Building Code (CALGreen), project shall participate in the Construction and Demolition Recycling Program.

50. All project design and construction shall be in compliance with the Americans with Disabilities Act (ADA). Project compliance with ADA standards is the developer's responsibility.
51. The trash enclosure shall conform to the CASQA Development BMP Handbook Section SD-32 and shall be wide enough to provide separate containers for recyclable materials and other solid waste.
52. Parking lot layout shall conform to City of Lodi Standard Plan 134.
53. Provide an onsite truck turning analysis.
54. Outdoor loading/unloading dock areas must conform to City of Lodi's Stormwater Development Standards Plan Section 3.1.5.
55. If fire service is needed it shall be installed according to the City of Lodi Design Standards § 4.403.
56. Prior to any work within City Right-of-Way, the applicant shall obtain an encroachment permit issued by the Public Works Department.
57. All existing survey monuments are to be preserved per California Senate Bill 1467. It is the applicant's responsibility to ensure that monuments are properly protected and/or perpetuated. If any of the monuments are to be disturbed or are near the area of construction, a licensed surveyor must confirm that the monuments have been protected and/or perpetuated and the appropriate documentation has been recorded.
58. Obtain the following permits:
 - a. Building permit issued by the City of Lodi Building Division.
 - b. Encroachment permit from the Public Works Department.
59. Payment of the following fees prior to building permit issuance unless noted otherwise:
 - a. Installation of water and wastewater services by City Forces if property does not have existing services or current services shall be upsized.
 - b. Water meter installation fees.
 - c. Regional Transportation Impact Fee (RTIF).
 - d. Encroachment permit fee.
 - e. Filing and processing fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule.
 - f. Habitat Conservation Fee.
 - g. Stormwater Compliance Inspection Fee prior to building permit issuance or commencement of construction operations, whichever occurs first.
60. Payment of the following fee prior to temporary occupancy or occupancy of the building unless noted otherwise:
 - a. Development Impact Mitigation Fees per the Public Works Fee and Service Charge Schedule.
 - b. County Facilities Fees.

(The fees referenced above are subject to periodic adjustment as provided by the implementing ordinance/resolution. The fee charged will be that in effect at the time of collection indicated above.)

61. Any fees due the City of Lodi for processing this Use Permit shall be paid to the City within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted. No permits, site work, or other actions authorized by this action shall be processed by the City, nor permitted, authorized or commenced until all outstanding fees are paid to the City.
62. Additional comments and conditions will be provided during the building permit review process when more detailed plans are available.

Lodi Electric Utility

63. Per municipal code, this property shall receive electric service from the City of Lodi Electric Utility. To receive electric service, Lodi Electric is in need of the following information:

An application for service (available at www.lodielectric.com). This should be accompanied by the following:

- Site-plan
- Square-footage information of each structure
- HVAC tonnage and count information for each structure
- Information about any unusual or large loads

Sufficient time (several months at a minimum) for our due-diligence, research, project pipeline and necessary work. Lodi Electric is usually substantially faster than other utilities in the area (which for comparison can take a year or more to produce a final-design), however, for the above reasons and more, to avoid delays in their projects, applicants need to engage with Lodi Electric and provide all of the required information many months in advance). At this point, the Utility has had not received any information directly from the applicant. Please be sure to engage with the Utility.

Space for setting and accessing various equipment. Exact quantities and dimensions, cannot yet be determined at this stage, however, it is known that that project will need to allocate various spaces.

Various PUE's. At this stage it's premature to identify precise locations, however, the utility will likely require areas as-needed for various pieces of pad-mounted equipment.

64. The applicant shall obtain a tenant improvement permit prior to occupancy. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2013 California Building Code. Please review our policy handouts for specific submittal procedures. The Building and Safety Division may be contacted at 221 West Pine Street, Lodi, CA 95240-2127. Phone number (209)333-6714.
65. Any fees due the City of Lodi for processing this Project shall be paid to the City within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted. No permits, site work, or other actions authorized by this action shall be processed by the City, nor permitted, authorized or commenced until all outstanding fees are paid to the City.

I certify that Resolution No. 19-XX was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on March 13, 2019 by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST _____

Secretary, Planning Commission

DRAFT

Item 4a.

**NOTICE OF AVAILABILITY AND NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE TURNER ROAD -
LAKE HOUSE MIXED USE DEVELOPMENT PROJECT**

The City of Lodi Community Development Department has completed, independently reviewed, and analyzed the following draft Initial Study/Proposed Mitigated Negative Declaration for a 30-day review.

The City of Lodi has prepared a draft Initial Study pursuant to California Environmental Quality Act (CEQA) and the CEQA Guidelines (Public Resources Code, Division 13 and California Code of Regulations, Title 14, Chapter 3) evaluating the potential environmental impacts of the Turner Road - Lake House Mixed Use Development Project

The City of Lodi has determined that the project involves the potential for significant environmental effects and requires preparation of this draft Initial Study. The Initial Study describes the proposed project and its environmental setting, discusses the potential environmental effects of the project, and identifies feasible mitigation measures that would eliminate the potentially significant environmental effects of the project or reduce them to a level that would be less than significant and, therefore, does not require the preparation of an environmental impact report under CEQA.

FILE NUMBER: 2018-11

PROJECT TITLE: Lake House Mixed Use Development Project

PROJECT LOCATION:

The proposed project is located in the northwest portion of the City of Lodi in San Joaquin County. The 8.8-acre site is immediately north of Turner Road and immediately east of Lower Sacramento Road. The site address is 2201 West Turner Road and 1018 N. Lower Sacramento Road. (APN 015-640-02 and 03)

PROJECT DESCRIPTION:

The proposed project involves development of a resort hotel, residential apartment complex and retail commercial space on approximately 8.8 acres of largely undeveloped land.

The four-story proposed hotel would be located in the southern portion of the project site. The hotel building would include 92 guest suites with an 80-seat ground floor restaurant and 18,500 SF of retail commercial space. The second story would feature a banquet room for approximately 240 guests. A proposed parking garage and surface parking lots would provide a total of 220 spaces for hotel guests, visitors and restaurant, banquet and retail commercial customers.

The proposed residential apartment complex would consist of 150 one to three-bedroom apartment units varying in size from 800 to 1,700 SF in size. The complex would include a 3,000 SF building that would contain administrative offices, a lounge and gym, and an outdoor pool. A total of 280 residential parking spaces, including 30 guest spaces, would be provided; 130 spaces would be located beneath the proposed apartment buildings and the remainder in surface lots. The apartments would be located north of the hotel site along the east side of Lower Sacramento Road.

PUBLIC REVIEW PERIOD: As mandated by State law, the minimum public review period for this document is 30 days. The proposed Mitigated Negative Declaration will be circulated for a 30-day public review period, beginning on **Tuesday, February 19, 2019** and ending on **Thursday, March 21, 2019**. Copies of the Draft Negative Declaration are available for review at the following locations:

- **Community Development Department**, 221 West Pine Street, Lodi, CA 95240;
- **Lodi Public Library**, 201 West Locust Street, Lodi, CA 95240; and
- **Online at** <http://www.lodi.gov/187/Planning-Division>

Any person wishing to comment on the Initial Study and proposed Mitigated Negative Declaration must submit such comments in writing **no later than 5:00 pm on Thursday, March 21, 2019** to the City of Lodi at the following address:

Craig Hoffman, City Planner
City of Lodi
P. O. Box 3006
Lodi, CA 95241

Emails at kchadwick@lodi.gov will also be accepted up to the comment deadline. For further information, contact Craig Hoffman, City Planner, at (209) 333-6800 X 2649.

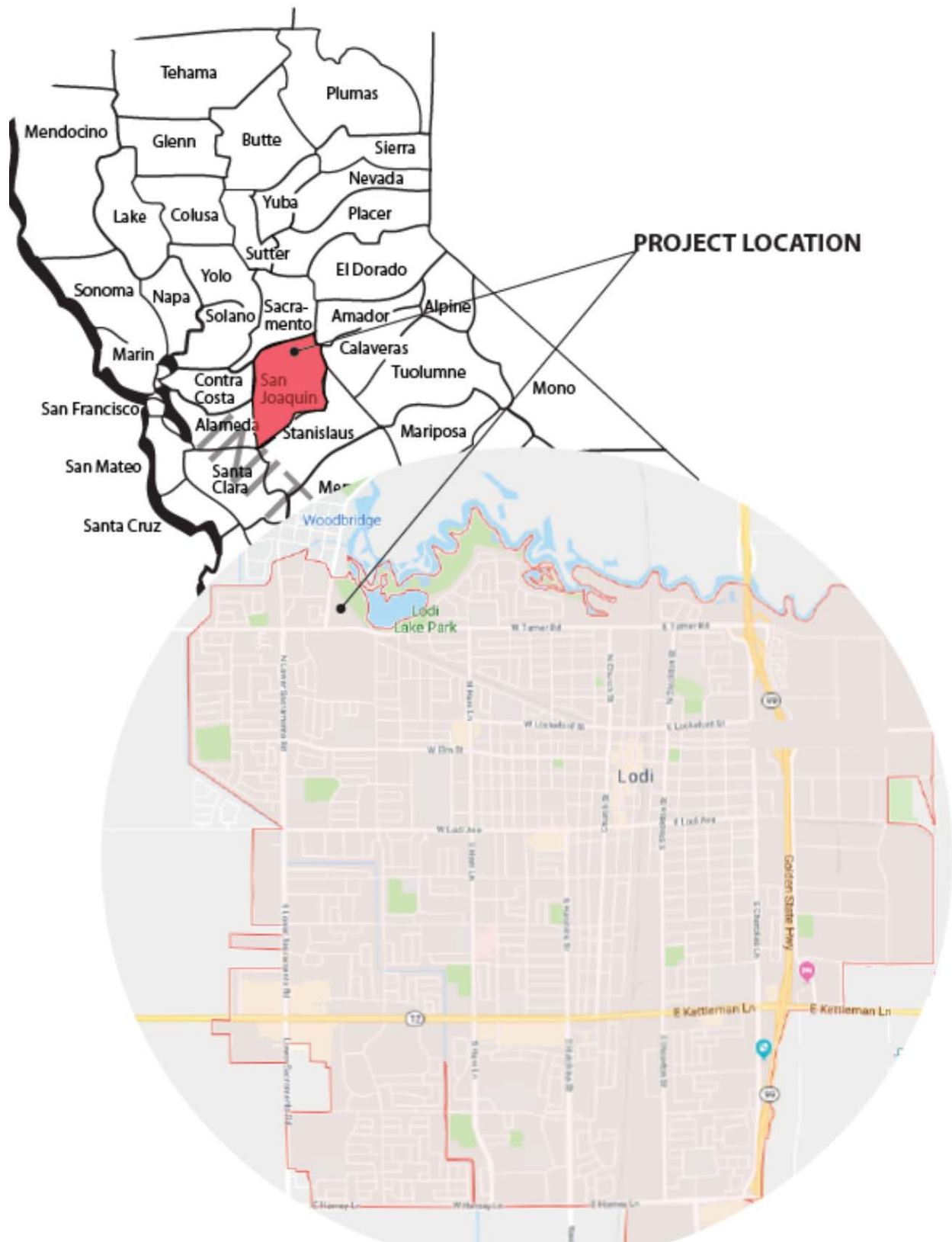
Comments will be incorporated into the draft document and public hearings will be scheduled at a later date before the Planning Commission and the City Council.

The Planning Commission will receive comments on the environmental document at the March 13, 2019 Planning Commission Meeting at 7:00 pm at Carnegie Forum, 305 West Pine Street, Lodi, California.

This will not be a public hearing on the approval of the document.

Craig Hoffman, City Planner

Date





Item 6a.

VICINITY MAP

North



South

Perrin Ranch – 1890 East Harney Lane

CONCEPTUAL SITE PLAN
PERRIN RANCH
CITY OF LODI, CALIFORNIA
JANUARY 9, 2019



SUMMARY

LAND USE	UNITS
MARKET RATE	
45' x 100'	98
50' x 100'	113
60' x 100'	92
SUBTOTAL	303
ACTIVE ADULT	
45'X102'	129
50'X102'	202
60'X102'	89
SUBTOTAL	419
TOTAL UNITS	723

